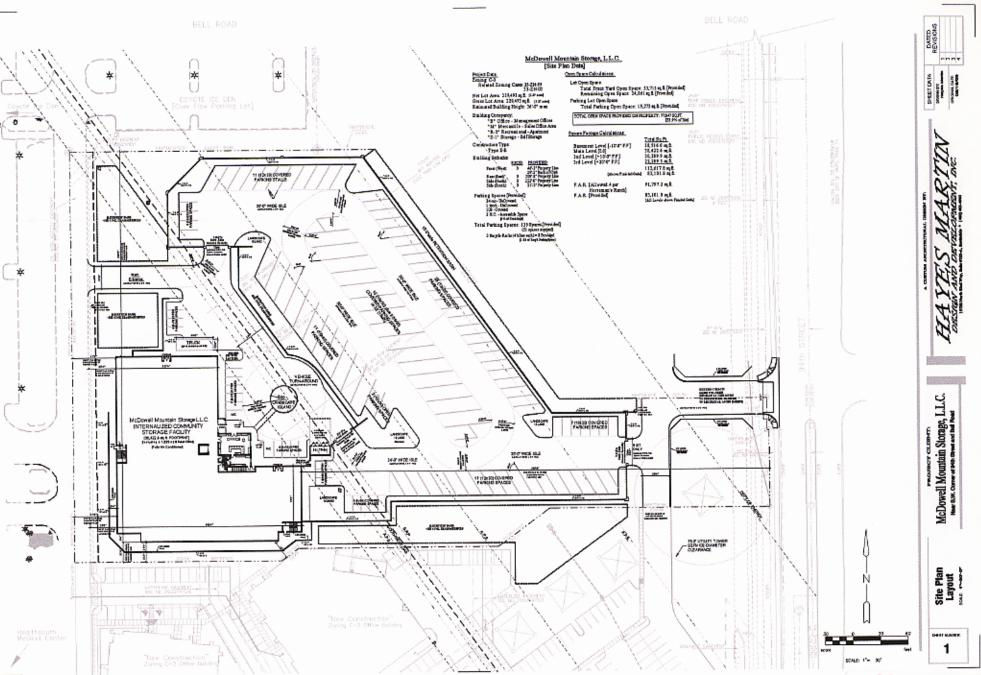


Scottsdale PROJECT NARRATIVE FOR CITY INITIATED PROJECTS



Rezoning	☐ Other	Case #	/_ <u>52.5</u> -PAO2_	
☑ Use Permit		Project Name McDa	Project Name McDowell Mountain Storage	
Development Review		Location near SWC of Bell Road and 94th Stree		
☐ Master Sign Programs		Applicant McDowell	Applicant McDowell Mountain Storage, L.L.C.	
☐ Text Amendment		Ordinance Section		
	SITE D	ETAILS		
Proposed Zoning:		Parking Required:	51	
Existing Zoning:		Parking Provided:		
Parcel Size: 229,493	saft/5.27 acres)	# Of Buildings:		
Parcel Size: <u>229,493</u> . Height: <u>36'-0''</u>	,	Setbacks:	N-22'-0" S-21'-3"	
			E-509-8" W-46-2"	
In the followi	ing space, please de	escribe the project or	the request	
			4	
The undeveloped Property is located near the SWC of Bell Road and 94th Street and				
consists of approximately 229,493 square feet (5.27 acres). The Property is bounded to				
the west by 93 rd Street (private street) and to the east by 94 th Street. Four				
industrial/office/warehouse buildings are currently under construction on the commercially zoned C-3 property immediately to the south. The Property is bounded by				
two parcels to the north. One parcel is an "existing" over-flow parking lot for the				
Coyotes Training Facility/Ice Den and the other is undeveloped, commercially zoned C-3				
property. The Property was zoned C-3 by the City of Scottsdale under Case Number 25- ZN-99; and re-zoned and overlay Horseman's Park Planned Community (P-C) District by				
the City of Scottsdale under Case Number 33-ZN-2000 with Stipulations for Case 33-				
ZN-00 approved 03-20-01. The Applicant is requesting the City of Scottsdale to approve				
two Applications for Use Permits: 1. Internalized Community Storage, 2. Unoccupied recreational vehicle storage. The site plan/layout shows an internalized community				
storage building to be constructed on approximately 70,568 square feet (1.62 acres) of the				
Property with the balance of the Property (predominately under SRP, APS, SW Gas and				
DOE Easements) consisting of enclosed unoccupied recreational vehicle storage. We				
have met with all involved utility companies and have received general acceptance contingent upon our final design and C.O.S approval. We are planning on utilizing 93 rd				
Street as our primary entrance with an "exit only" access to an existing curb cut along				
94 th Street. This w	ill keep any additional traff	ic along the primary streets	to a minimum.	
Note: The unoccur	ied recreational vehicle pa	tking is scheduled to have	covered parking	
Note: The unoccupied recreational vehicle parking is scheduled to have covered parking canopies upon approval from all associated utility companies.				
			20-UP-2003	
Applicant			8/21/2003	



20-UP-2003 8/21/2003